



**Flat 3, 21 King Edward's Drive, Harrogate, HG1 4HA**

**£700 pcm**

**Bond £807**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 21 King Edward's Drive, Harrogate, North Yorkshire,

A superb one-bedroom second-floor apartment situated in an attractive and popular residential position close to excellent local amenities. The property has modern kitchen and bathroom fittings. Long term let. EPC rating E.

## SECOND FLOOR

### LOUNGE WITH KITCHEN AREA

15' 8" max x 16' 9" max (4.78m x 5.11m) A good-sized room with double glazed windows to front and central heating radiator. Kitchen area incorporating gas hob, oven below and hood above plus integrated fridge. Plumbing for washing machine.

### BEDROOM

9' 2" x 10' 2" (2.79m x 3.1m) A double bedroom with window to rear and central heating radiator.

### BATHROOM

Modern three-piece white suite comprising bath with shower above and screen adjacent, low-flush WC and pedestal wash hand basin. With window to rear and central heating radiator.

### OUTSIDE

Off-street parking to rear.

### COUNCIL TAX

This property has been placed in council tax band A.

### AGENT NOTES

Under the Terms of the Estate Agents' Act 1979, we must inform you that the landlord of this property is an employee of Verity Frearson.

Please note since the energy assessment for this property was carried out the property has been refurbished with the inclusion of a new central heating system which will in turn increase the energy efficiency of the property.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least **18 months**.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
16. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
17. This property will be managed by Verity Frearson.

## Verity Frearson

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